

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Saban & Zana Zenunovic
DOCKET NO.: 06-22350.001-R-1
PARCEL NO.: 10-20-412-001-0000

The parties of record before the Property Tax Appeal Board are Saban & Zana Zenunovic, the appellants, and the Cook County Board of Review.

The subject property consists of a 46-year-old, one-story, single-family dwelling of masonry construction containing 1,083 square feet of living area and located in Niles Township, Cook County. Features of the residence include one full bathroom, a full-unfinished basement and air-conditioning.

The appellants appeared before the Property Tax Appeal Board claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellants submitted assessment data and descriptive information on four properties suggested as comparable to the subject. The appellants also submitted photographs and Cook County Assessor's Internet Database sheets for the subject and the suggested comparables and a copy of the board of review's decision. Based on the appellants' documents, the four suggested comparables consist of one-story, single-family dwellings of masonry construction located within two blocks of the subject. The improvements range in size from 1,282 to 1,500 square feet of living area and range in age from 42 to 46 years. The comparables contain one, one and one-half or two full bathrooms, a full-unfinished basement, air-conditioning and a two-car detached garage. The improvement assessments range from \$14.81 to \$17.02 per square foot of living area.

At hearing, the appellants stated that the subject contains no driveway, no garage and has an unpaved alley. The appellants also stated that the appellants' comparables are located within

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 3,571
IMPR.: \$ 18,429
TOTAL: \$ 22,000

Subject only to the State multiplier as applicable.

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two blocks of the subject. Based on the evidence submitted, the appellants requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$24,449. The subject's improvement assessment is \$20,878 or \$19.27 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on two properties suggested as comparable to the subject. The suggested comparables are improved with one-story, 48 or 51-year-old, single-family dwellings of masonry construction with the same neighborhood code as the subject. The improvements contain 1,003 and 1,133 square feet of living area. The comparables contain one full bathroom and a full-unfinished basement. One comparable has a fireplace and one comparable contains a two-car detached garage. The improvement assessments are \$20.61 and \$19.89 per square foot of living area, respectively. The board's evidence disclosed that the subject was purchased in May 2006 for a price of \$339,000.

At hearing, the board's representative stated that the subject's recent purchase price of \$339,000 establishes the fair market value of the property and that the board of review would rest on the written evidence submissions. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellants indicated that the board's comparables are located from one to three miles from the subject and within a different tax code. In addition, the appellants indicated that the board's comparables are located within a different municipality than the subject.

After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The appellants' argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review V. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellants have overcome this burden.

The Board finds the appellants' comparables two, three and four to be the most similar properties to the subject in the record. These three properties are similar to the subject in improvement size, amenities, age and location and have improvement assessments ranging from \$15.59 to \$17.55 per square foot of

living area. The subject's per square foot improvement assessment of \$19.27 falls above the range established by these properties. The appellants' remaining comparable is accorded less weight because it differs from the subject in improvement size. The board's two comparables are accorded less weight because they differ from the subject in location. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is not supported by the most similar properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellants have adequately demonstrated that the subject dwelling was inequitably assessed by clear and convincing evidence and a reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: June 27, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.